

1. A land use plan establishing the location and relevant characteristics of each land use and locating the highest residential densities in the northern portion of the SAVUR and rural residential densities in the southern portion compatible with the existing ranchette and equestrian oriented uses in the area. The land use plan should represent a careful consideration of appropriate interfaces between urban and rural land uses and provide substantial public park lands, including creek park chains, for the entire South Almaden Valley.
2. A circulation plan, including provision for equestrian and other trails as well as the roadway network to provide suitable access to open space and rural areas.
3. Analyses of physical and environmental conditions, traffic capacity, infrastructure and service needs, financing requirements and other issues that could affect the conditions of development.
4. Fiscal analysis showing that new development will not result in the deterioration of urban services to the remainder of the City. This should include:
 - The costs of providing required services to the proposed new development.
 - An estimate of tax and other revenues likely to be generated by the proposed new development.
 - An assessment of the negative or positive impact of the proposed new development on the General Fund.
 - The identification of fiscal mitigation measures to offset any negative fiscal impacts created by the proposed new development.
5. Conditions that new development be required to provide all capital improvements necessary to serve it (on-site or off-site).
6. A statement, with supporting evidence, indicating that the development will be consistent with all General Plan level of service (LOS) goals and policies.
7. New development generally limited to areas below the 15% slope line. Minor development incursions above the 15% slope line may be allowed if they are consistent with furthering other goals and policies of the General Plan but such development shall not allow additional dwelling units beyond the 2000 dwelling unit limit.
8. An open space element which addresses the creation of a permanent and final boundary to further urban development (a "greenline") at the south edge of the valley and provides for a significant amount of permanent, public open space.
9. Timing criteria which govern the phasing of development. No development should be allowed in the SAVUR until a significant amount of new (subsequent to January 1, 1994) infill residential development has taken place.
10. Identify opportunities for affordable housing, for all ages, in suitable areas within the plan.
11. A financing plan ensuring needed infrastructure and facilities can be built at the appropriate time.

Coyote Valley Urban Reserve (CVUR)

The Coyote Valley Urban Reserve generally encompasses the area between the Coyote Greenbelt and the North Coyote Campus Industrial Area. The Urban Reserve includes the Valley floor on both sides of Monterey Highway west of Coyote Creek, northwesterly of Palm Avenue and the prolongation of Palm Avenue to Coyote

V. LAND USE/TRANSPORTATION DIAGRAM

Creek. The Coyote Valley Urban Reserve (CVUR) allows only agricultural and rural residential land uses which are the existing, predominate uses in the area.

This area is not required to accommodate growth but may be considered for development in the future when the City needs additional housing resources. Future urban development is expected outside of the timeframe of this General Plan and is considered conceptually in this Plan. Given these factors, the establishment of a plan for the Coyote Valley Urban Reserve area is beyond the scope of this General Plan; however, this Plan, provides the vision and the broad parameters which should be the basis for the form and nature of any future planning efforts in this area.

The Coyote Valley is relatively isolated from the rest of San José, therefore, any future development will need to be in the form of an independent community with jobs, housing, commercial facilities, schools, parks and other residential service facilities, infrastructure, and public transit-in effect, a new town. As described in more detail later in this section, the vision for the Coyote Valley Urban Reserve includes the creation of a very urban, pedestrian- and transit-oriented mixed use community with a minimum of 25,000 housing units. The planning for such a new town should include, the North Coyote Valley Campus Industrial Area, as the key job center in the area, and the Coyote Valley Urban Reserve (Mid-Coyote Valley), as the primary new residential area. Future development of the Urban Reserve, therefore, should be considered only in conjunction with the North Coyote Valley. The planning for Coyote Valley should also include sound implementation measures for the permanent protection of the Coyote Greenbelt located in the souther portion of the Valley.

A thorough planning process is needed to address these issues and involve a wide variety of interested parties. For Coyote Valley, it is envisioned that the planning process would consist of the development of a detailed specific plan for the area, involving a community task force. The specific plan would guide development in North and Mid-Coyote Valley, and the preservation of South Coyote Valley as a permanent greenbelt. The elements of the specific plan would include the location and intensity of land uses, circulation system, infrastructure, services, and financing plan as well as design guidelines and other implementation measures. During the development of the specific plan, the City Council should be provided with regular status reports so they can be fully informed as to the progress of the plan and any implications for the rest of the City. As with the City's other specific plans, at the time of adoption, the major policy features of the specific plan would be incorporated into the General Plan in the form of the Coyote Valley Planned Community designation.

Prerequisite Conditions

The following conditions are prerequisite to the City Council's adoption of a specific plan, the Planned Community designation, and any residential zoning approvals for property in the North and Mid-Coyote Valley:

1. Five thousand (5,000) new jobs are added, as evidenced by the issuance of building permits sufficient to accommodate such growth, to the 2,000 existing jobs (1990) in the North Coyote Valley Campus Industrial Area as part of a continuing demonstrated interest in North Coyote Valley as a location for industrial development.
2. The City's fiscal condition is stable, predictable and adequate in the long

term. This determination should be based on:

- A five year economic forecast for the City which projects a balanced budget or budget surplus for each of the forecast years.
- City services must be at least at the same level as they were in 1993, throughout the City. At least the following quantifiable services should be considered in this assessment: police response time, police personnel per capita, fire response time, fire personnel per capita, library books per capita, library floor space per capita, hours open at Main and branch libraries, and community center floor space per capita.
- Reasonable certainty that the City's basic fiscal relationship with the state or other levels of government will not be significantly altered during the period of the five year economic forecast.

These prerequisite conditions should only be modified during a comprehensive update of the General Plan involving a community task force similar to the San José 2020 General Plan update process.

No urban residential development will be allowed in the North and Mid-Coyote Valley until the City Council has adopted the detailed specific plan.

Until such time as the Specific Area Plan is effective, allowed land uses in the Urban Reserve are those of the Agriculture land use designation west of Monterey Highway and those of the Rural Residential and Private Recreation land use designations between Monterey Highway and the Coyote Creek Park Chain, provided that such Private Recreation uses are rural in character, are

developed under Planned Development zoning and are compatible with both the Coyote Creek Park Chain and the image of the North Coyote Campus Industrial Area.

Preparation of the Specific Plan

The preparation of the specific plan should include the following analyses:

1. Short-term analyses regarding physical and environmental conditions, traffic capacity, infrastructure and service needs, financing requirements and other issues that could affect the conditions of development. Major new transportation facilities may be necessary to serve the area.
2. Fiscal analysis showing that new development will not result in the deterioration of urban services to the remainder of the City. This should include:
 - The costs of providing required services to the proposed new development.
 - An estimate of tax and other revenues likely to be generated by the proposed new development.
 - An assessment of the negative or positive impact of the proposed new development on the General Fund.
 - The identification of fiscal mitigation measures to offset any negative fiscal impacts created by the proposed new development.
3. An analysis of affordable housing opportunities which considers the needs of the Coyote Valley work force and the housing needs and programs identified in the General Plan and the Comprehensive Housing Affordability Strategy.

V. LAND USE/TRANSPORTATION DIAGRAM

Vision

The overall development concept and character contained in the future specific plan for the North and Mid-Coyote Valley should be guided by the following vision:

- The creation of a very urban, pedestrian oriented and independent community characterized by high density housing, supportive businesses and services, and Campus Industrial land uses. A community with a minimum of 25,000 dwelling units is representative of this concept. Twenty percent of these units should be affordable.
- The extension of light rail transit into the Urban Reserve area and the use of this facility to orient and focus high density residential and mixed use development.
- The retention of sufficient campus industrial acreage to generate approximately 50,000 jobs within the specific plan area.
- An open space element which addresses the creation of a permanent and final boundary to further urban development (a "greenline") in the Coyote Valley.
- The creation of measures to ensure that new development will provide all capital improvements necessary to serve it and to ensure that the specific plan, and the development allowed by it, complies with all pertinent goals and policies of the General Plan particularly the Services and Facilities goals and policies. These measures may include a financing plan.
- A jobs and housing phasing program to pace the development of housing with job growth consistent with maintaining

an internal jobs/housing balance in the Coyote Valley area.

Combined Residential/Commercial

This category provides land use flexibility for existing residences along major arterials where development is predominately commercial in character. The Combined Residential/Commercial designation is applied to parcels developed with single-family or duplex structures which front or side on arterials of six or more lanes in areas that contain a mixture of residential and commercial uses. The intent of this category is to allow commercial uses within existing residential structures in areas that are subject to high volumes of traffic. This designation is generally not intended for application to a single parcel but would be applied to a contiguous row of similar properties for consistency of treatment. To be considered for this designation, the site must be located across the major arterial from a predominantly commercial area which could include limited, interspersed high density residential uses not to exceed twenty percent of the commercial strip.

Uses allowed are residential, office, and personal services either separately or in combination; the specific intensity of commercial uses should be determined by the capacity of each site to accommodate the activities, including parking, associated with the use or uses of the site. Properties in this category should fully retain the residential character and form of buildings, front yards and front yard landscaping. Individual commercial uses will be reviewed at the development permit stage on a case by case basis and permitted only if they are compatible with adjacent residential uses.